



PLANNING & CODES

**Planning and Zoning Commission Report
ZC 02-20**

A request for Zoning Designation ZC 02-20 was considered during a public hearing at the Planning & Zoning Commission meeting on January 14, 2020.

A Zoning Designation to Single Family Residential 2 (R-2) for property located at the 2800 Block of Cordova Road, Property IDs 55955, 55956, 55959, 55960, 56392, 56393.

Helena Schaefer, Senior Planner presented the staff report. She explained that the zoning designation is for an 88.30-acre tract located along Cordova Road. The property owner requested voluntary annexation which was granted and effective on January 31, 2020. She stated that the closest zoning is R-2 to the south and belongs to the Cordova Crossing development. The immediate properties are outside of the city limits and do not have zoning designations. The property is in the rural residential future land use district, which low density residential is an appropriate use. Most of the property is outside of the future land use plan, as the plan was developed prior to the recent ETJ expansion. Ms. Schaefer stated that the request is compatible with the pattern of growth in the area. Staff recommended approval of the zoning designation to Single-Family Residential 2.

Trey Marsh, Denton Development also known as Bitterblue, San Antonio, Tx 78218 stated he is the developer under contract for the property. He stated it is his first project in Seguin. He said they would be building 50' lots which they feel they need to be competitively based on the area. Mr. Marsh stated they plan to make the development a good project for the community.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Designation (ZC 02-20), Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval of the zoning designation to Single Family Residential 2 (R-2) for property located at the 2800 block of Cordova Road. Commissioner Jeffers seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (R-2)

MOTION PASSED

7-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in black ink that reads "Helena Schaefer".

ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

**ZC 02-20 Staff Report
2800 Blk of Cordova Rd (Vol Annexation)
Zoning Designation to R-2**

Applicant:

Seguin Fabricators
PO Box 1230
Seguin, TX 78159

Property Owner:

Same as applicant

Property Address/Location:

2800 Blk Cordova Rd

Legal Description:

Abs: 20 Sur: A M Esnaurizar
88.3 ac Prop Ids 55955,
55956, 55959, 55960, 56392
& 56393

Lot Size/Project Area:

Approx. 88.30 acres

Future Land Use Plan:

Emergent Residential

Notifications:

Mailed Jan. 31, 2020
Newspaper Jan. 26,2020

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Designation request to Single Family Residential (R-2) for a proposed residential subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R (default zoning)	Farm land with a residential structure
N of Property	ETJ – No zoning	Farm land
S of Property	ETJ – No zoning	Farm land/Residences
E of Property	ETJ – No zoning	Volleyball/Training Facility
W of Property	ETJ – No zoning	Farm land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 88.3 acre properties (six properties total) are located in 2800 Blk of Cordova Rd. The property owner requested voluntary annexation and received it in January of 2020. The owner is now requesting Single-Family Residential 2 (R-2) zoning for the newly annexed property.

Based on the patterns of growth in the State Hwy 46 North area and the existing and proposed residential subdivisions to the south, west and east, staff is recommending approval of the zoning designation to Single-Family Residential 2 (R-2).

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 88.3 acres is currently being used for agricultural-ranch uses. There is one residential structure on one of the lots. The properties were just annexed into the city limits at the request of the current property owner.

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner or the City makes a specific request. In this case, the current property is requesting a zoning designation of R-2 Single-Family Residential.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of high growth with a number of single family residential subdivisions either being proposed, in review or in construction. Cordova Estate, a subdivision built in the 1990's is located directly east of these properties. The main existing land use is agricultural in nature with existing single-family residential dwellings; most of these properties are outside the city limits and in the City's ETJ. There are two subdivisions currently being built along Cordova Rd, Cordova Crossing to the south and Lily Springs to the west. Given the high growth, the proposed zoning designation would be compatible.

COMPREHENSIVE PLAN:

The property is located in the Emergent Residential District. Single-family residential zoning is an appropriate use for this future land use district

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

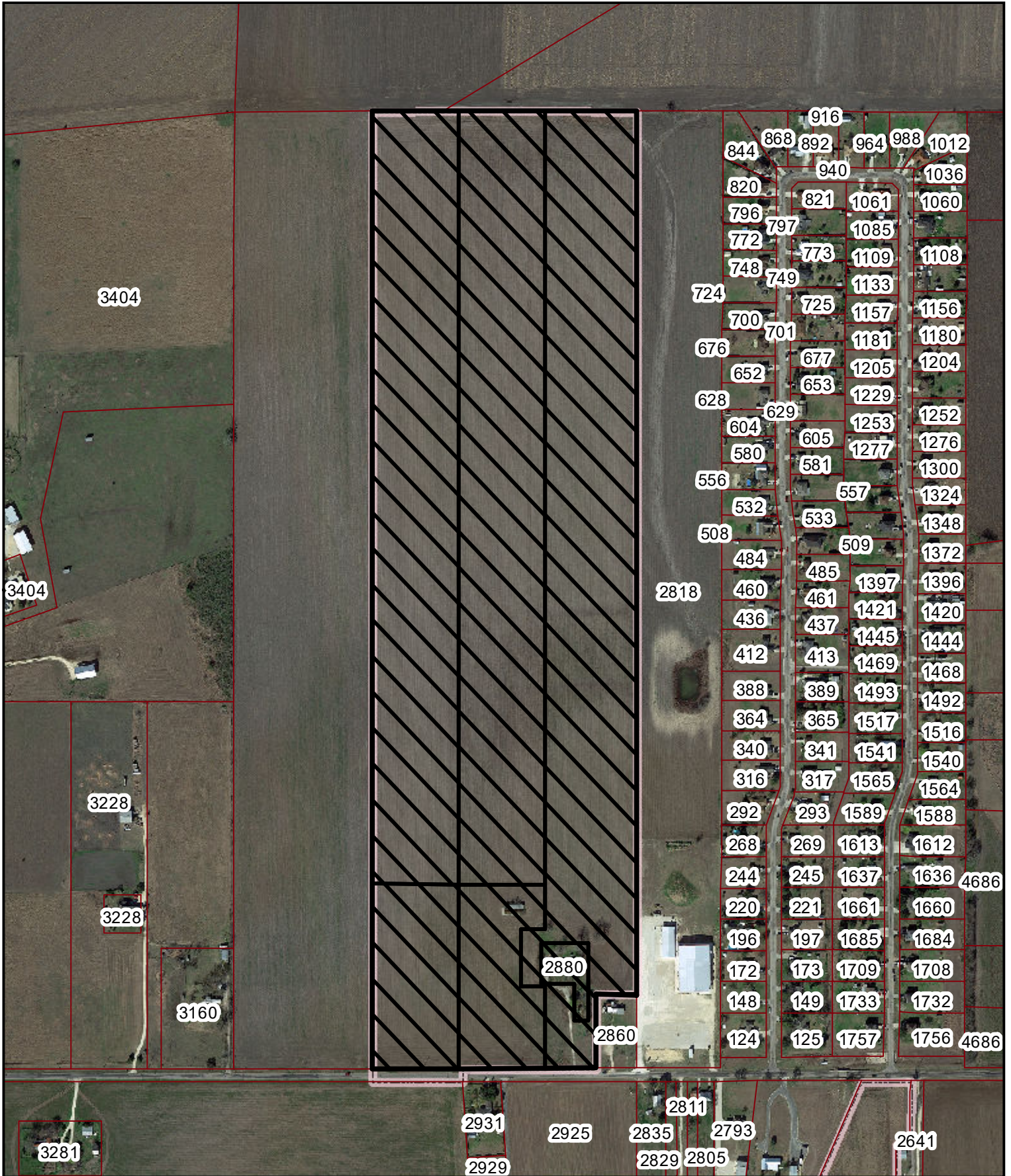
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property will take access to Cordova Rd.

LOCATION MAP

ZC 02-20: 2800 Blk of Cordova Rd



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location



200' Notification Buffer

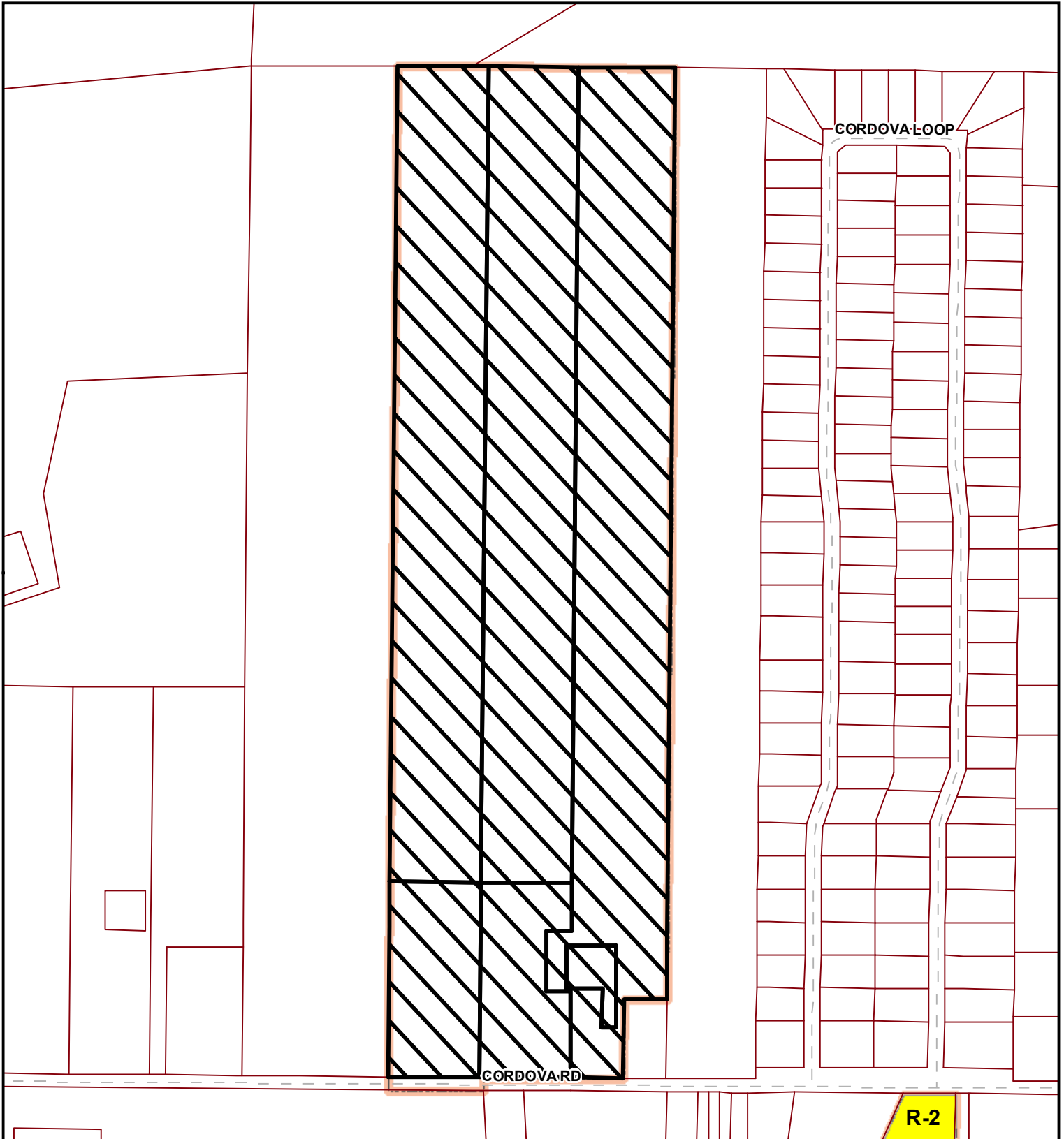
Lot Lines

1 inch = 500 feet

Printed: 1/27/2020

ZONING MAP

ZC 02-20: 2800 Blk of Cordova Rd



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| A-R Agricultural Ranch | ZL Zero Lot Lines | MHP Manufactured Home Park | I Industrial |
| R-R Rural Residential | DP-1,2 Duplex | NC Neighborhood Commercial | P Public |
| S-R Suburban Residential | MF-1,2,3 Multi-Family | C Commercial | PUD Planned Unit Development |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial | |

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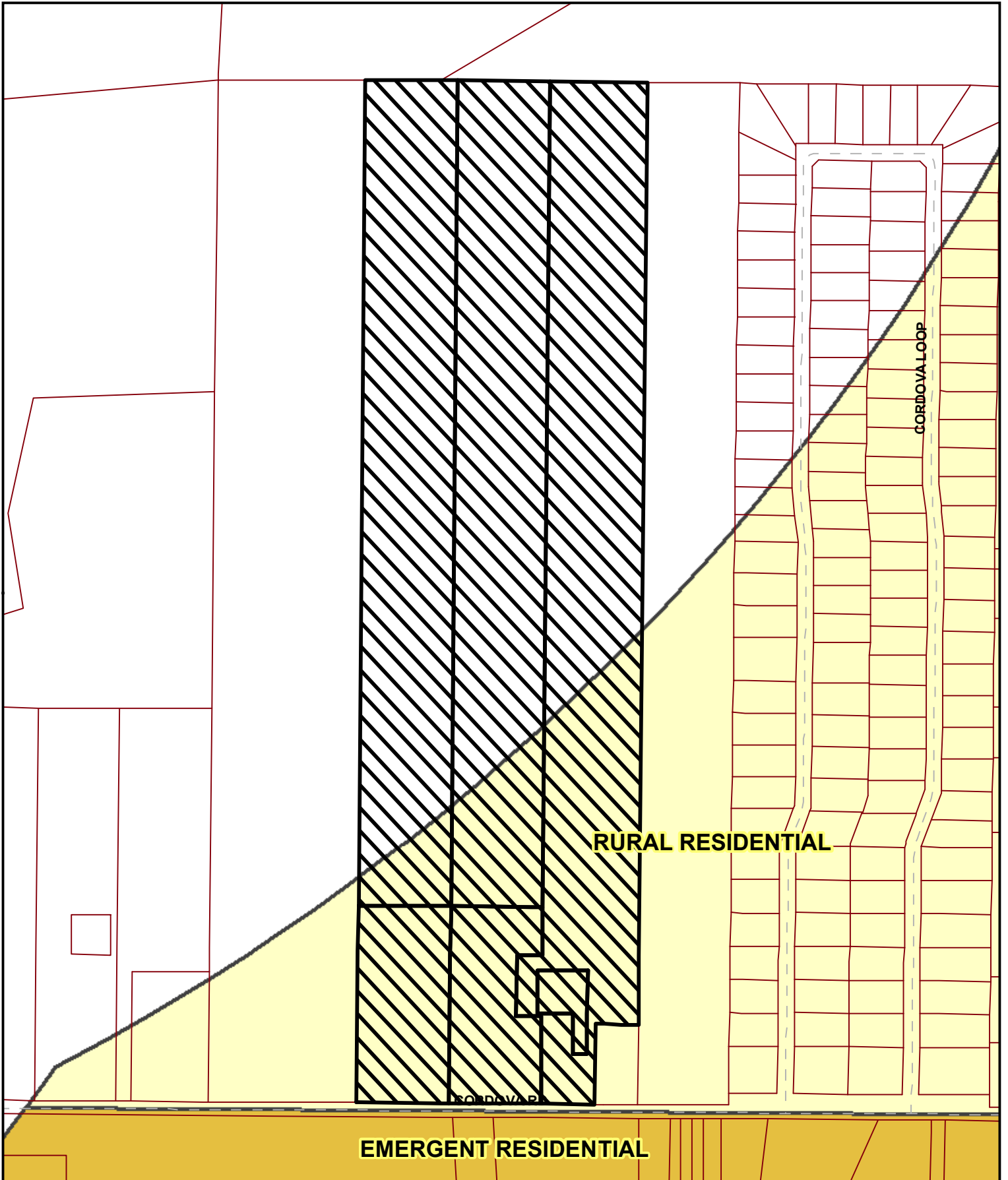
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Site Location



Lot Lines

1 inch = 467 feet

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